



Arlesey Gate
Arlesey

the place to be®

millerhomes

04 Living in Arlesey
08 Welcome Home
10 Plot Information
12 Floorplans
40 The Miller Difference
44 Useful Contacts
46 Contact Us

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.





Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Arlesey Gate.

Around five minutes drive from the A1 and 40 minutes from the M25, Arlesey Gate is less than half an hour's drive from Bedford, and Cambridge can be reached in around 50 minutes by car. Arlesey Railway Station, half a mile away, is served by trains between Peterborough and Horsham, calling at Finsbury Park, London St Pancras, City Thameslink, Blackfriars, London Bridge, Gatwick Airport and other destinations. London St Pancras is just 40 minutes away by rail. In addition, buses between Bedford and Stevenage pass the development. Both the railway station and nearby Stotfold, a mile and a half away, can be accessed via cycle-friendly roads.

There is a large convenience store, post office and off-licence, open seven days a week, around 300 yards from Arlesey Gate. Fifteen minutes walk away, Arlesey High Street includes a general store, newsagent and off-licence, and there is a pharmacy a little further on. The town also has an Indian restaurant and a choice of takeaways. Family friendly pubs in Arlesey and neighbouring towns of Henlow and Stotfold include the Old Oak, ten minutes walk from Arlesey Gate. A further selection of shops, including a Co-op, a hairdresser, a traditional butcher and takeaways, can be found in Stotfold, and Letchworth Garden City, less than four miles away, offers a wide choice of independent local shops and high street chains.



Welcome
home

Less than three miles from the A1 and just 40 minutes from central London by rail, this beautifully landscaped selection of two, three, four and five bedroom homes brings an exciting new neighbourhood to the leafy northern edge of Arlesey. With shops and schools within walking distance and a wealth of inviting woodlands and riverside walks to explore, it offers a superb opportunity to settle in a peaceful, mature community. Welcome to Arlesey Gate...

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project.



Plot Information

- Delmont**
See Page 12
- Denton**
See Page 14
- Whitton**
See Page 16
- Chilton**
See Page 18
- Hampton**
See Page 20
- Middleton**
See Page 22
- Kipton**
See Page 24
- Cherrywood**
See Page 26
- Skyton**
See Page 28
- Myton**
See Page 30
- Beauwood**
See Page 32
- Briarwood**
See Page 34
- Crosswood**
See Page 36
- Kingford**
See Page 38

Visitor Parking
Sub-Station



The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. The location of affordable housing is indicative and the tenure of homes may be subject to change. Please note that the site plan is not drawn to scale.

Delmont

Overview
The bright, beautifully planned kitchen and dining room is entered from the welcoming lounge of this comfortable and stylish home. There is a convenient downstairs WC, the principal bedroom, the principal bedroom includes an en-suite shower room, and bedroom two features dual windows and a built-in cupboard.

Ground Floor	First Floor
Lounge 3.05m x 4.32m 10'0" x 14'2"	Principal Bedroom 4.03m x 3.71m 13'3" x 12'2"
Kitchen/Dining 4.03m x 3.08m 13'3" x 10'1"	En-Suite 1.08m x 2.30m 3'7" x 7'7"
WC 1.50m x 1.14m 4'11" x 3'9"	Bedroom 2 4.03m x 2.67m 13'3" x 8'9"
	Bathroom 1.86m x 2.15m 6'1" x 7'1"

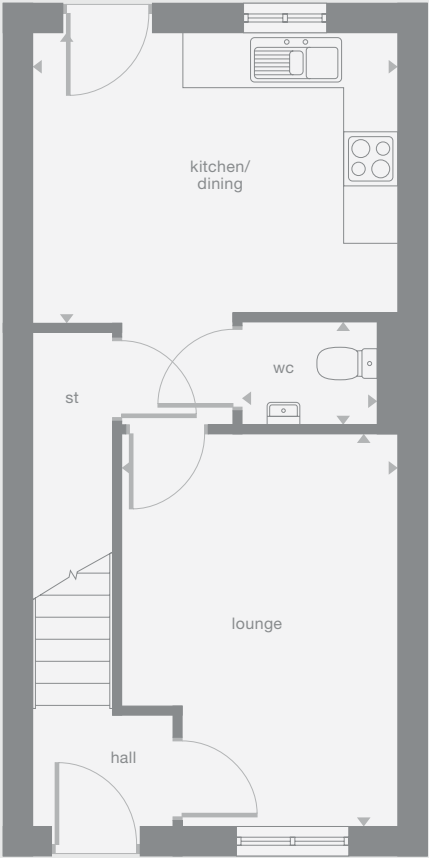
Floor Space
758 sq ft

↑ Windows only applicable to some plots. Please see Development Sales Manager for details

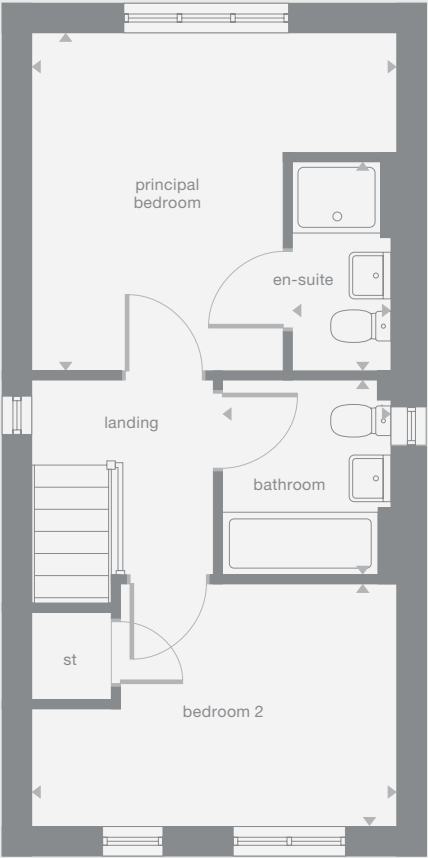
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Overview
French doors add fresh, open appeal to a welcoming, light-filled kitchen and dining room that also features a separate laundry area. There is a downstairs WC, a family bathroom and generous storage space, and the third bedroom could be transformed into an impressive home office.

Ground Floor	First Floor
Lounge 3.58m x 4.45m 11'9" x 14'8"	Principal Bedroom 4.53m x 2.71m 14'10" x 8'11"
Kitchen/Dining 3.35m x 4.74m 11'0" x 15'7"	Bedroom 2 2.15m x 4.38m 7'1" x 14'5"
Laundry 1.08m x 2.99m 3'7" x 9'10"	Bedroom 3 2.28m x 3.34m 7'6" x 11'0"
WC 1.08m x 1.65m 3'7" x 5'5"	Bathroom 1.92m x 2.00m 6'4" x 6'7"

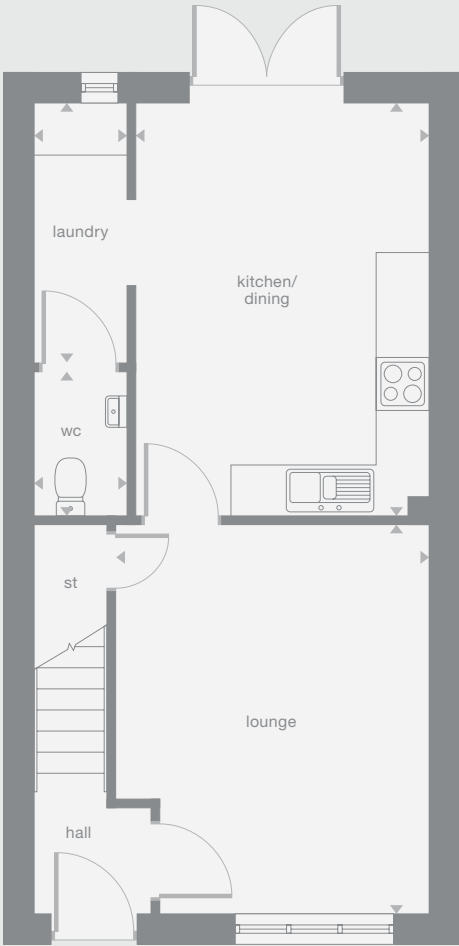
Floor Space
907 sq ft

† Window not applicable to all plots. Please see Development Sales Manager for details.

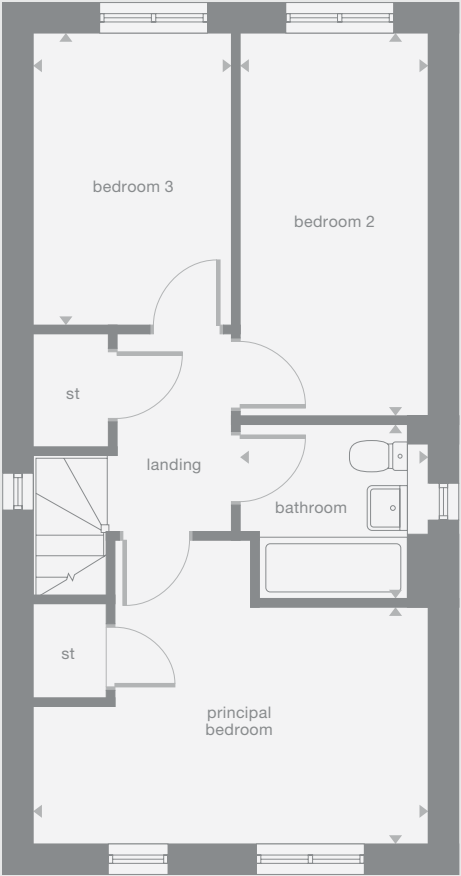
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Overview
The bright lounge shares the ground floor with a downstairs WC and a bright kitchen where french doors add special appeal to the dining area. The family bathroom shares the first floor with three bedrooms, including a superb en-suite principal bedroom with a walk-in cupboard.

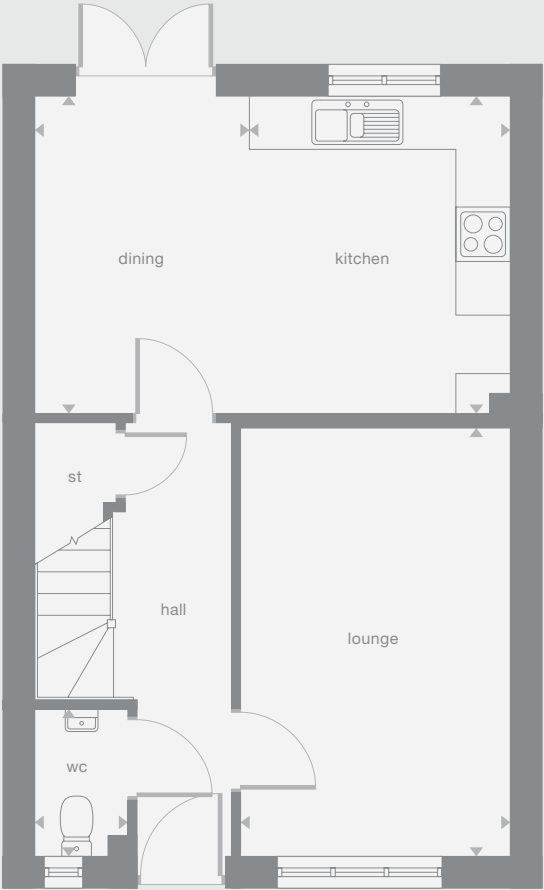
Ground Floor	First Floor
Lounge 2.96m x 4.73m 9'9" x 15'6"	Principal Bedroom 3.21m x 3.69m 10'7" x 12'1"
Kitchen 2.86m x 3.51m 9'5" x 11'6"	En-Suite 1.92m x 1.95m 6'4" x 6'5"
Dining 2.37m x 3.51m 7'9" x 11'6"	Bedroom 2 2.98m x 2.46m 9'10" x 8'1"
WC 1.03m x 1.63m 3'5" x 5'4"	Bedroom 3 2.15m x 3.51m 7'1" x 11'6"
	Bathroom 1.70m x 2.04m 5'7" x 6'8"

Floor Space
947 sq ft

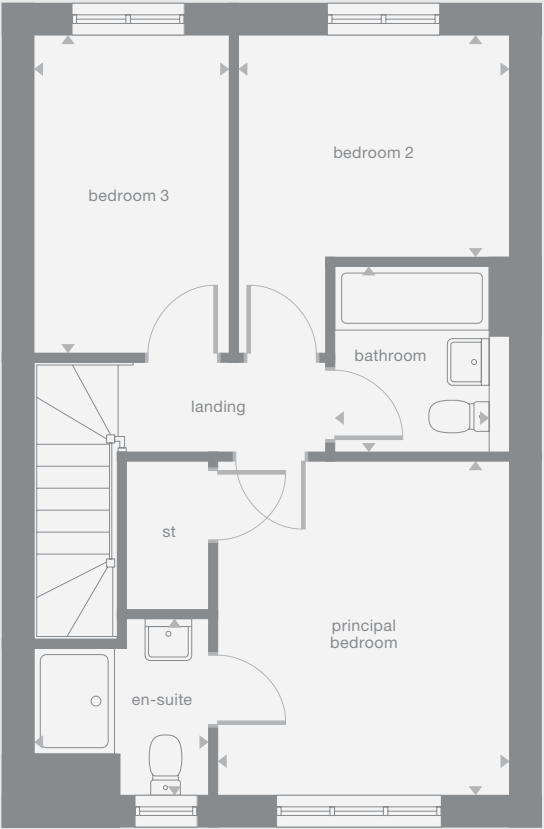
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Chilton

Overview

The lounge, kitchen and one of the three bedrooms are dual aspect, with french doors enhancing the bright appeal of the dining area. The principal bedroom is en-suite, a downstairs WC complements the family bathroom and spacious cupboards are provided in the hall and kitchen.

Ground Floor

Lounge
5.20m x 3.22m
17'1" x 10'7"

Kitchen
3.07m x 2.74m
10'1" x 9'0"

Dining
2.12m x 2.46m
7'0" x 8'1"

WC
1.87m x 1.00m
6'2" x 3'3"

First Floor

Principal Bedroom
3.78m x 3.22m
12'5" x 10'7"

En-Suite
1.10m x 2.86m
3'7" x 9'5"

Bedroom 2
2.96m x 3.54m
9'9" x 11'8"

Bedroom 3
2.15m x 3.55m
7'1" x 11'8"

Bathroom
1.70m x 2.11m
5'7" x 6'11"

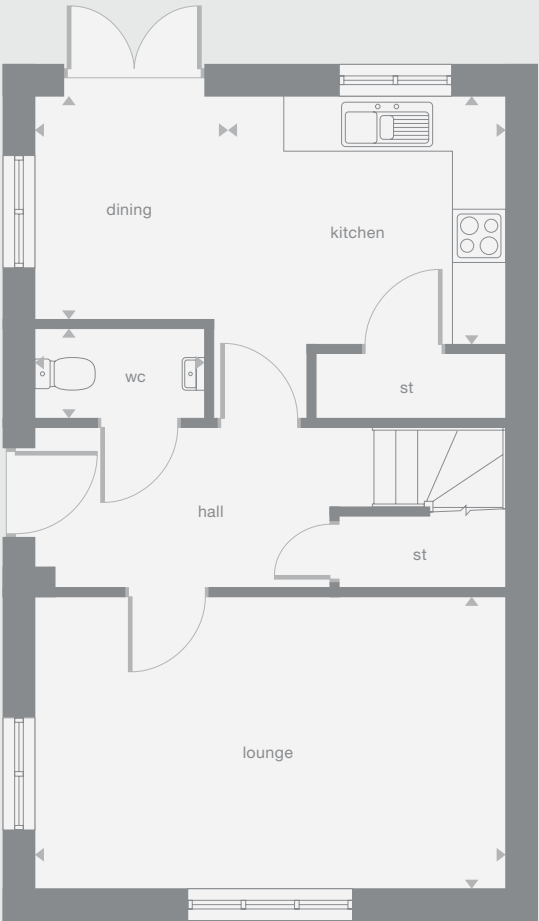
Floor Space

979 sq ft

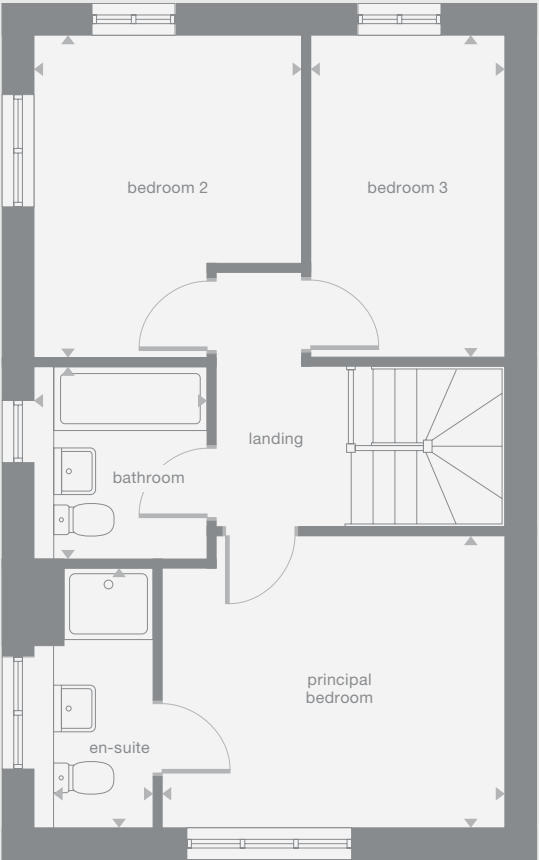
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Hampton

Overview

The superb kitchen, with its dining area opening to the garden and the light, elegant lounge form a flexible backdrop to everyday life. The family bathroom shares the first floor with three bedrooms, and the en-suite principal bedroom features a dressing room.

Ground Floor

Lounge

3.42m x 3.57m
11'3" x 11'9"

Kitchen

3.43m x 3.06m
11'3" x 10'0"

Family/Dining

5.47m x 2.38m
17'11" x 7'10"

WC

1.95m x 1.47m
6'5" x 4'10"

First Floor

Principal Bedroom

3.30m x 3.14m
10'10" x 10'4"

En-Suite

2.18m x 1.87m
7'2" x 6'2"

Dressing

2.07m x 1.68m
6'10" x 5'6"

Bedroom 2

2.81m x 3.85m
9'3" x 12'8"

Bedroom 3

2.56m x 3.65m
8'5" x 12'0"

Bathroom

1.98m x 2.21m
6'6" x 7'3"

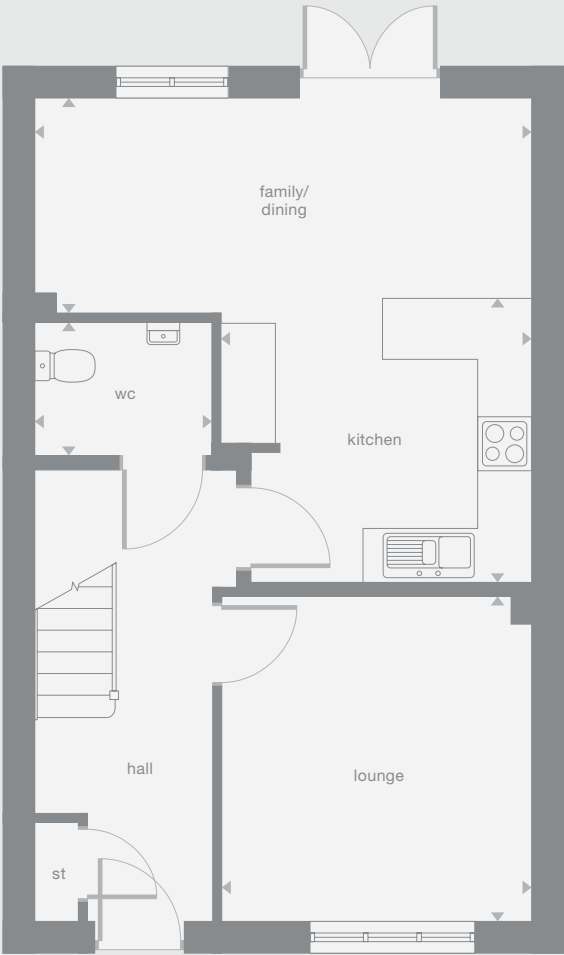
Floor Space

1,069 sq ft

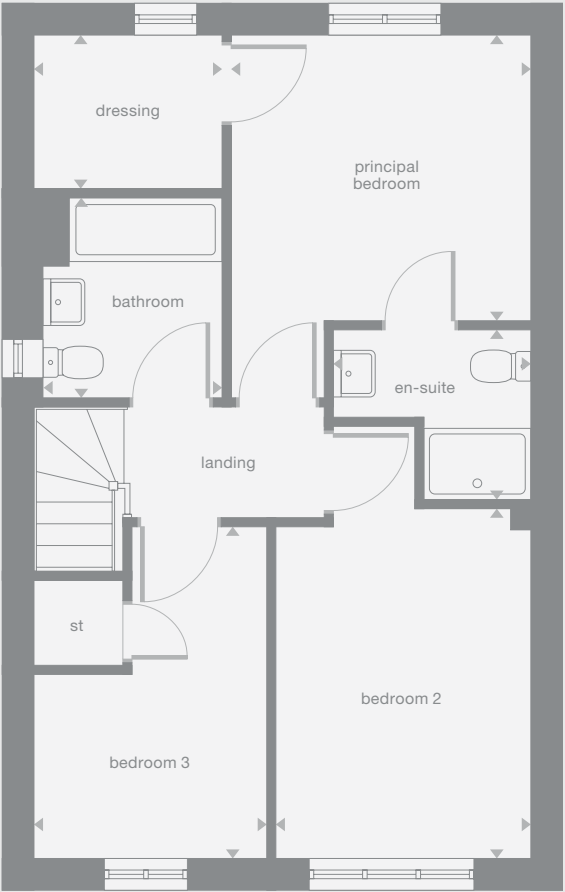
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Middleton

Overview

In addition to a kitchen featuring french doors in the dining area, a natural hub for family life, the ground floor includes a bright lounge, a downstairs WC and a walk-in cupboard for coats or sports equipment. Upstairs, one of the three bedrooms is en-suite.

Ground Floor

- Lounge
3.00m x 4.37m
9'10" x 14'4"
- Kitchen
2.74m x 4.09m
9'0" x 13'5"
- Family/Dining
3.29m x 4.09m
10'10" x 13'5"
- WC
1.45m x 2.00m
4'9" x 6'7"

First Floor

- Principal Bedroom
3.47m x 3.14m
11'5" x 10'4"
- En-Suite
2.47m x 1.06m
8'1" x 3'6"
- Bedroom 2
2.83m x 4.08m
9'3" x 13'5"
- Bedroom 3
3.11m x 3.53m
10'3" x 11'7"
- Bathroom
1.83m x 2.15m
6'0" x 7'1"

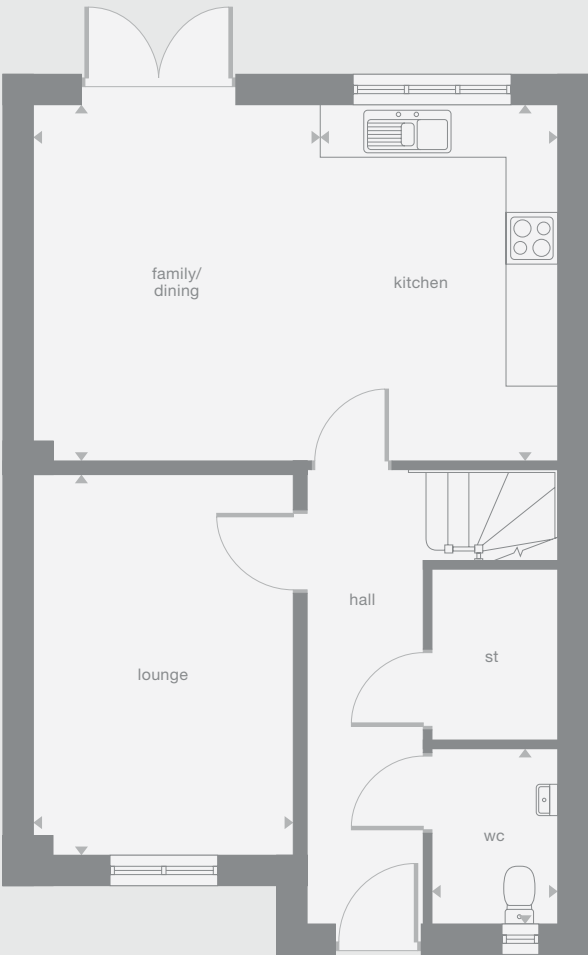
Floor Space

1,169 sq ft

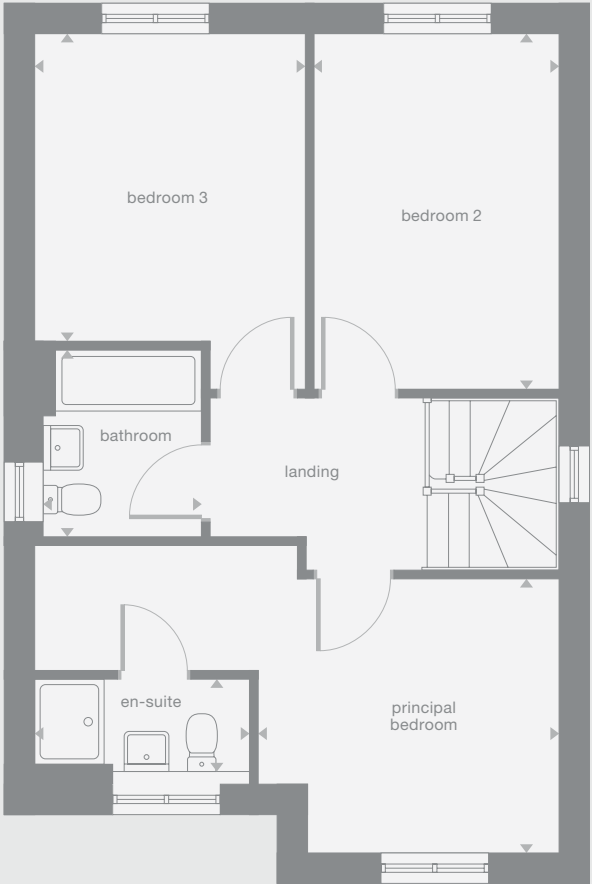
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Overview
In addition to the lounge and convenient WC, the ground floor includes a bright, airy kitchen and dining room with french doors. The first floor includes two bedrooms and a family bathroom, and the en-suite principal bedroom has a built-in wardrobe and charming dormer window.

Ground Floor	First Floor
Lounge 2.63m x 4.70m 8'8" x 15'5"	Bedroom 2 4.82m x 3.02m 15'10" x 9'11"
Kitchen 2.73m x 3.66m 9'0" x 12'0"	Bedroom 3 4.82m x 3.16m 15'10" x 10'4"
Dining 2.08m x 3.00m 6'10" x 9'10"	Bathroom 2.48m x 2.10m 8'2" x 6'11"
WC 0.90m x 2.29m 2'11" x 7'6"	

Second Floor
Principal Bedroom 4.82m x 4.73m 15'10" x 15'6"
En-Suite 1.41m x 2.44m 4'8" x 8'0"

Floor Space
1,177 sq ft

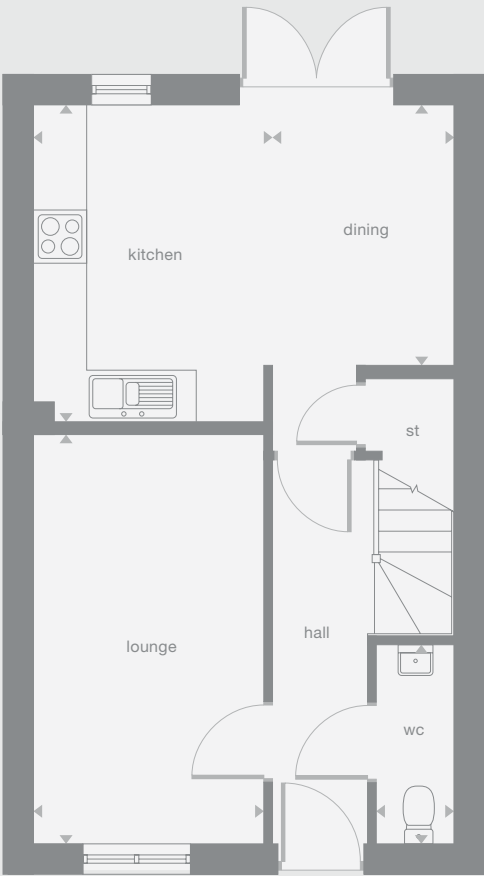
Denotes full height ceiling line

Denotes 1,500m height ceiling line

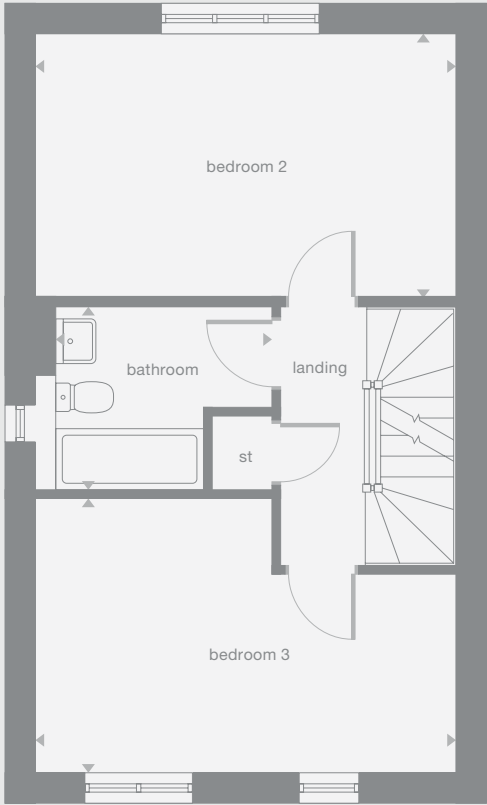
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



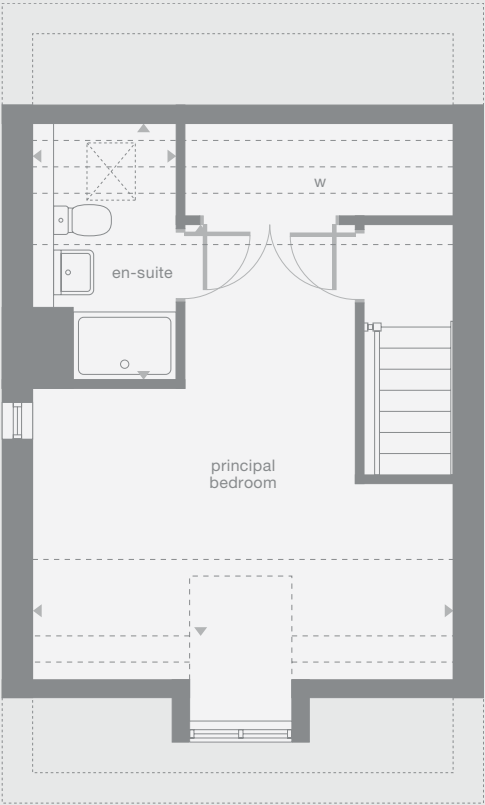
Ground Floor



First Floor



Second Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Cherrywood

Overview
Beautifully combining convenience with flexibility, the family kitchen features a laundry and a dining area with french doors, complementing a stylish lounge. Upstairs, a bright gallery landing leads to four bedrooms, one of them has an en-suite with a dressing area, and a bathroom with separate shower.

Ground Floor	First Floor	
Lounge 3.56m x 4.34m 11'8" x 14'3"	Principal Bedroom 3.05m x 3.87m 10'0" x 12'8"	Bedroom 4 2.73m x 2.97m 9'0" x 9'9"
Kitchen 3.92m x 3.46m 12'11" x 11'4"	En-Suite 2.58m x 1.26m 8'6" x 4'2"	Bathroom 2.67m x 2.39m 8'9" x 7'10"
Laundry 1.95m x 1.80m 6'5" x 5'11"	Dressing 2.58m x 1.39m 8'6" x 4'7"	
Dining/Family 5.02m x 2.29m 16'6" x 7'7"	Bedroom 2 3.56m x 3.56m 11'8" x 11'8"	
WC 1.00m x 1.80m 3'3" x 5'11"	Bedroom 3 2.67m x 4.03m 8'9" x 13'3"	

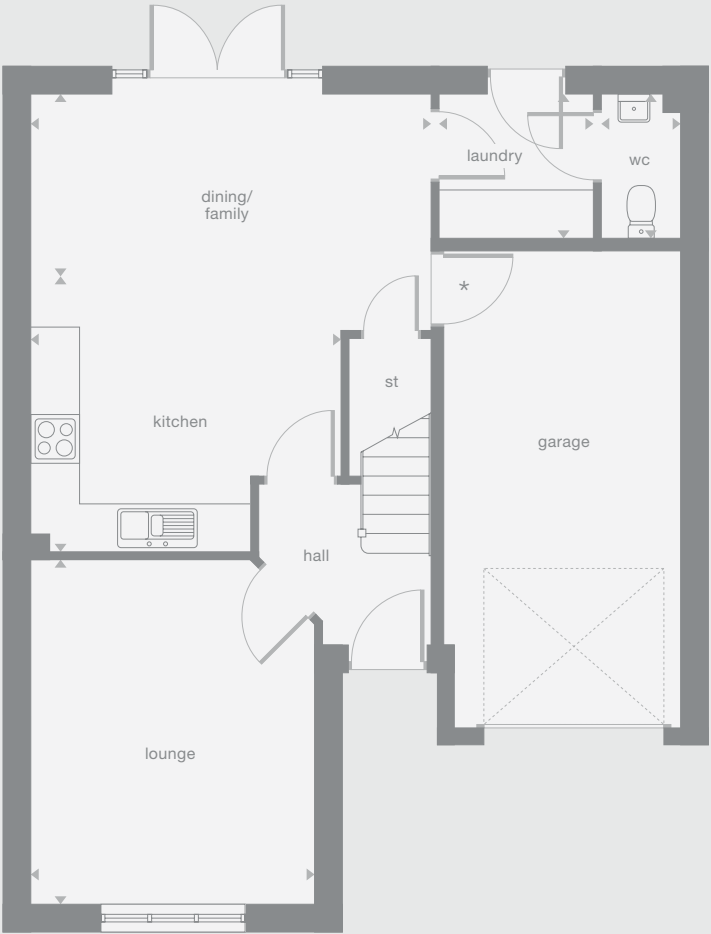
Floor Space
1,296 sq ft

* Optional
Garage Door

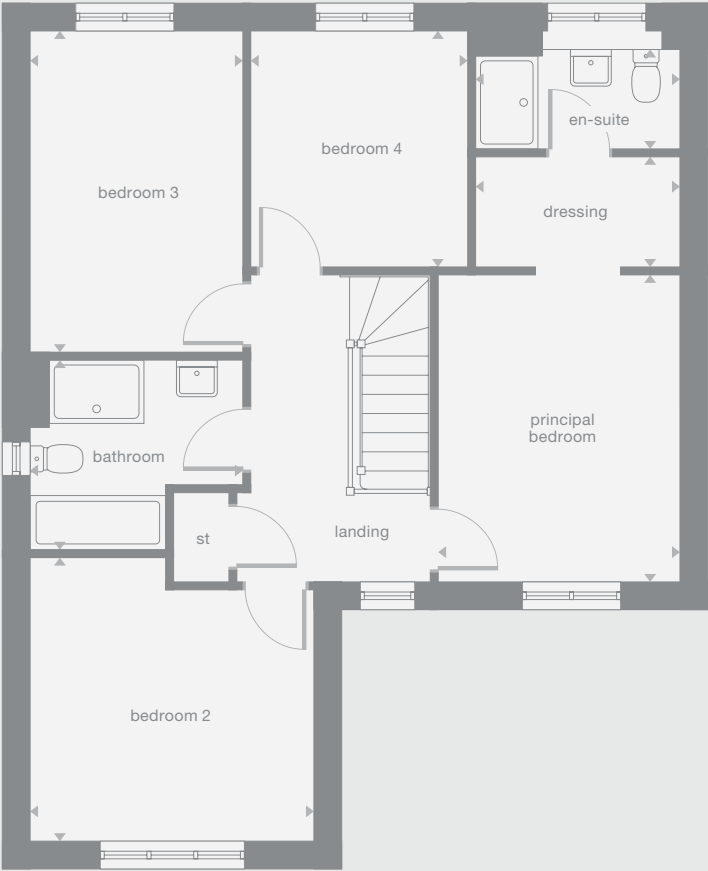
Plots may be
a mirror image
of the floor
plans. Please see
Development
Sales Manager
for details



Ground Floor



First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Overview
The living room shares the ground floor with a downstairs WC and a bright, practical kitchen featuring french doors in the dining area. Both first floor bedrooms have twin windows, one includes a useful cupboard, and the airy en-suite upper bedroom incorporates triple aspect outlooks

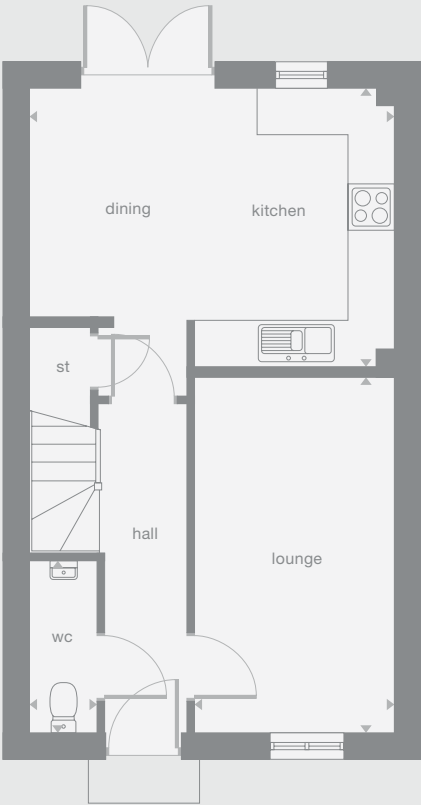
Ground Floor	First Floor	Second Floor
Lounge 4.75m x 2.67m 15'7" x 8'9"	Bedroom 2 3.07m x 4.88m 10'1" x 16'0"	Principal Bedroom 8.56m x 4.86m 28'1" x 15'11"
Kitchen/Dining 3.71m x 4.88m 12'2" x 16'0"	Bedroom 3 3.20m x 4.88m 10'6" x 16'0"	En-Suite 1.54m x 2.44m 5'0" x 8'0"
WC 2.31m x 0.94m 7'7" x 3'1"	Bathroom 2.30m x 2.60m 7'6" x 8'6"	

Floor Space
1,350 sq ft

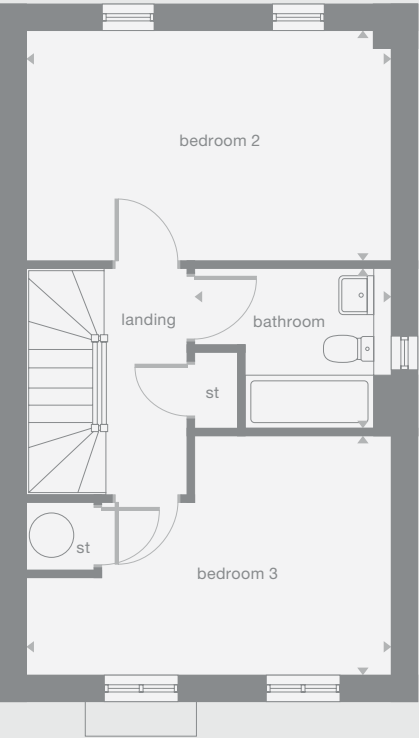
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



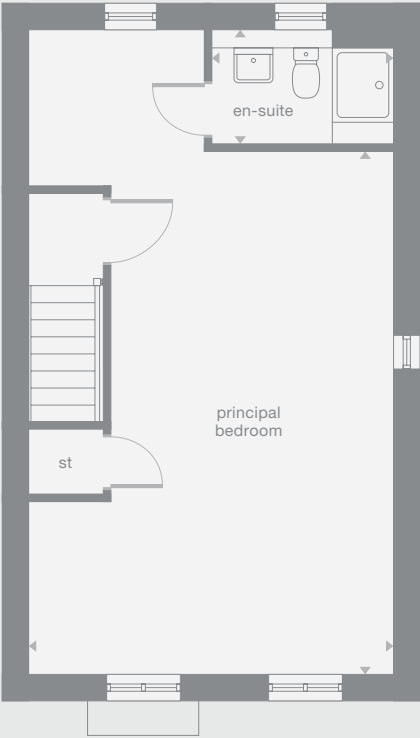
Ground Floor



First Floor



Second Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Overview
The bay-windowed living room, kitchen and all three bedrooms are dual aspect and french doors enhance the dining area, creating a light, welcoming ambience. A downstairs WC complements the family bathroom, and the luxurious principal bedroom features an en-suite shower and a separate dressing room.

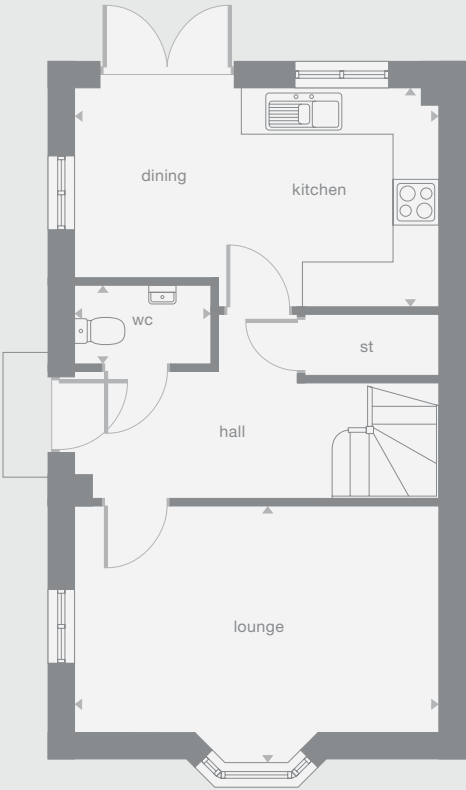
Ground Floor	First Floor	Second Floor
Lounge 3.42m x 4.85m 11'3" x 15'11"	Bedroom 2 3.03m x 4.85m 9'11" x 15'11"	Principal Bedroom 8.55m x 4.85m 28'0" x 15'11"
Kitchen/Dining 2.92m x 4.85m 9'7" x 15'11"	Bedroom 3 2.90m x 4.85m 9'6" x 15'11"	En-Suite 2.92m x 1.69m 9'7" x 5'7"
WC 1.08m x 1.83m 3'6" x 6'0"	Bathroom 2.47m x 1.95m 8'1" x 6'5"	Dressing 3.09m x 1.91m 10'1" x 6'2"

Floor Space
1,350 sq ft

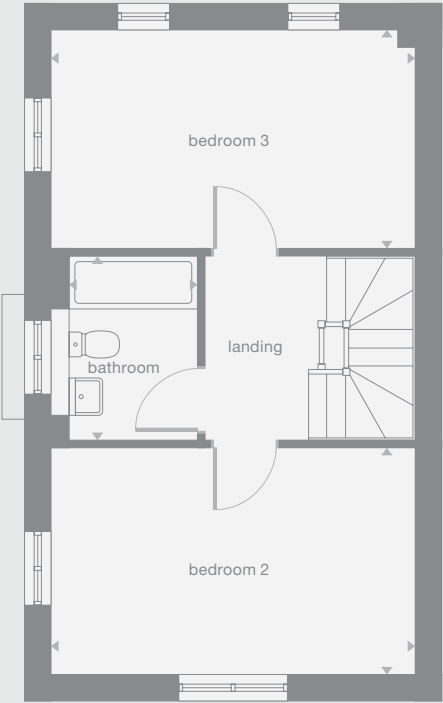
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



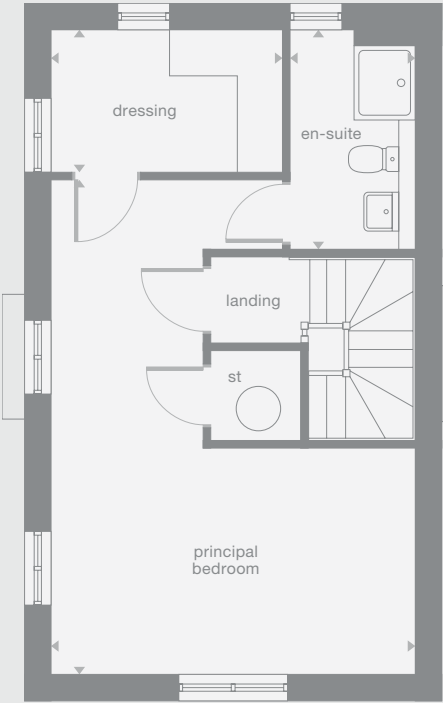
Ground Floor



First Floor



Second Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Beauwood

Overview

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study/family room and two of the four bedrooms are all dual aspect. The french doors enhance the open-plan kitchen, and the family bathroom includes a separate shower.

Ground Floor

- Lounge
4.10m x 4.09m
13'5" x 13'5"
- Kitchen
3.48m x 3.96m
11'5" x 13'0"
- Laundry
2.12m x 1.76m
7'0" x 5'9"
- Dining
3.48m x 2.83m
11'5" x 9'4"
- Study/Family
3.42m x 2.61m
11'3" x 8'7"
- WC
1.07m x 1.55m
3'6" x 5'1"

First Floor

- Principal Bedroom
3.53m x 3.41m
11'7" x 11'2"
- En-Suite
2.04m x 1.79m
6'8" x 5'11"
- Bedroom 2
3.48m x 3.30m
11'5" x 10'10"
- Bedroom 3
2.42m x 3.39m
8'0" x 11'2"
- Bedroom 4
3.56m x 3.28m
11'8" x 10'9"
- Bathroom
3.14m x 1.70m
10'4" x 5'7"

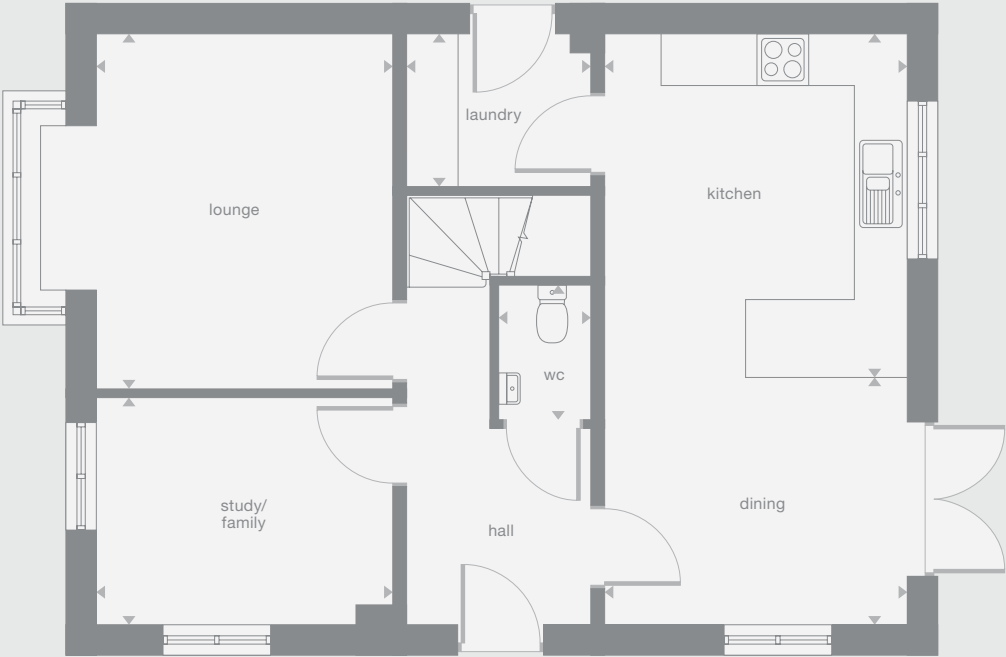
Floor Space

1,379 sq ft

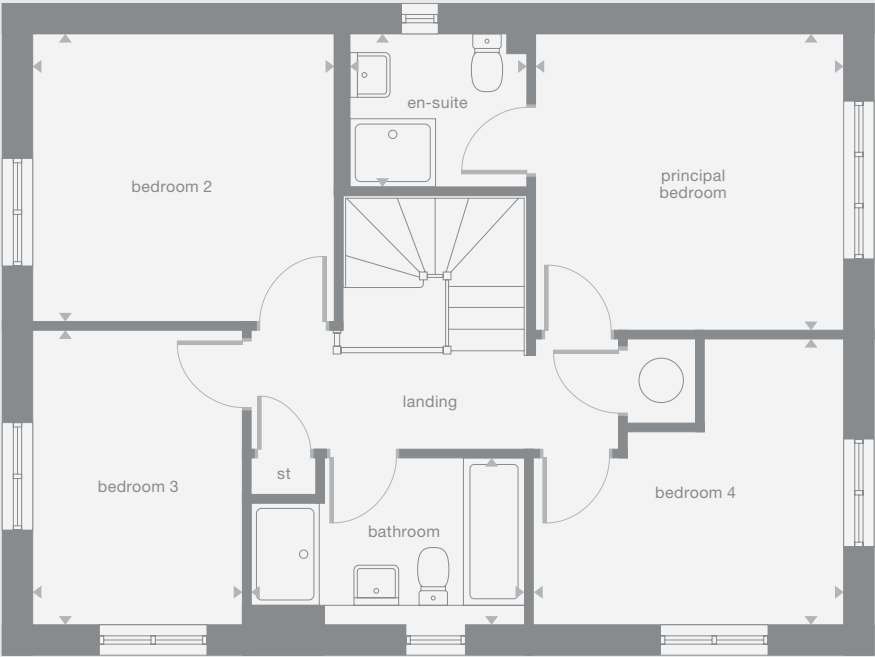
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Briarwood

Overview
With its stylish lounge and airy, open plan kitchen and dining room, this superb home is perfect for lively gatherings. There is a separate laundry room and a dedicated study, and the bright gallery landing opens on to the bathroom and four bedrooms, one of them en-suite.

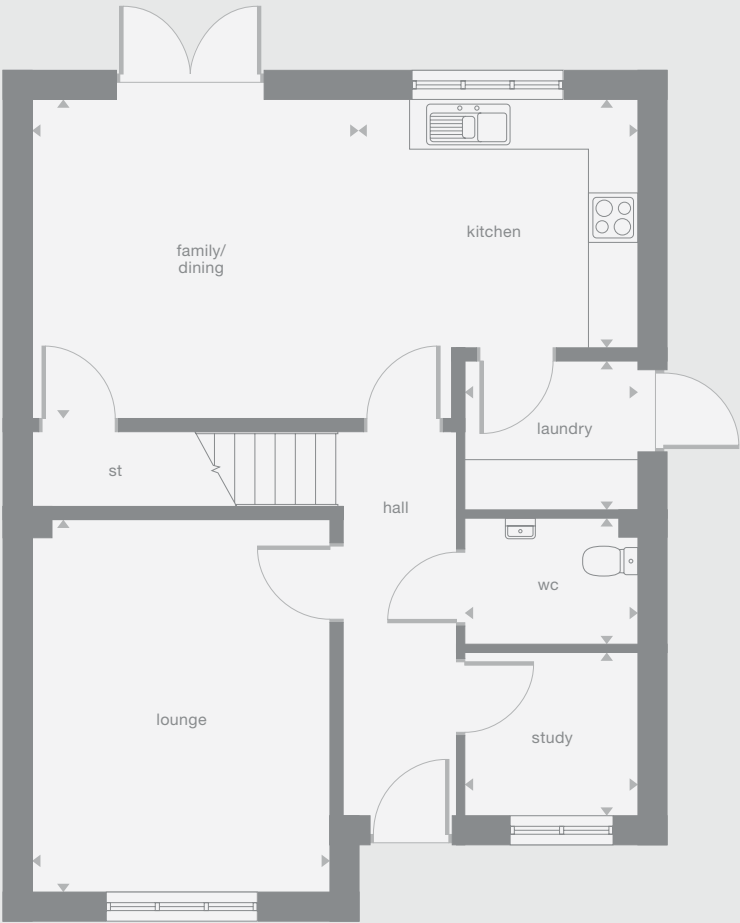
Ground Floor	First Floor
Lounge 3.56m x 4.47m 11'8" x 14'8"	Principal Bedroom 3.56m x 3.13m 11'8" x 10'3"
Kitchen 3.36m x 2.99m 11'0" x 9'10"	En-Suite 2.16m x 1.30m 7'1" x 4'3"
Laundry 2.08m x 1.80m 6'10" x 5'11"	Bedroom 2 3.62m x 3.51m 11'11" x 11'6"
Family/Dining 3.91m x 3.84m 12'10" x 12'7"	Bedroom 3 4.19m x 2.75m 13'9" x 9'0"
Study 2.08m x 1.97m 6'10" x 6'6"	Bedroom 4 2.80m x 2.73m 9'10" x 9'0"
WC 2.08m x 1.52m 6'10" x 5'0"	Bathroom 2.38m x 2.16m 7'10" x 7'1"

Floor Space
1,419 sq ft

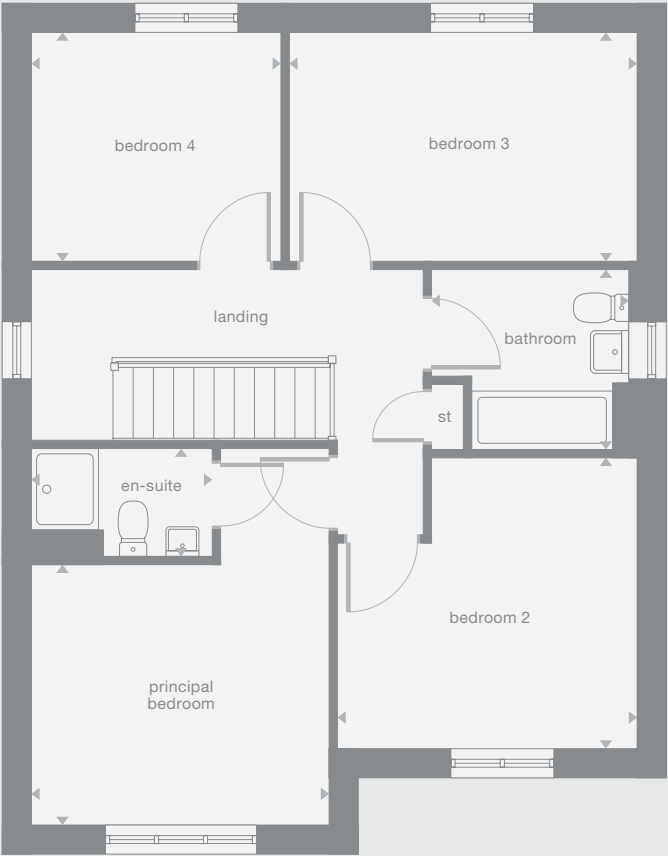
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Crosswood

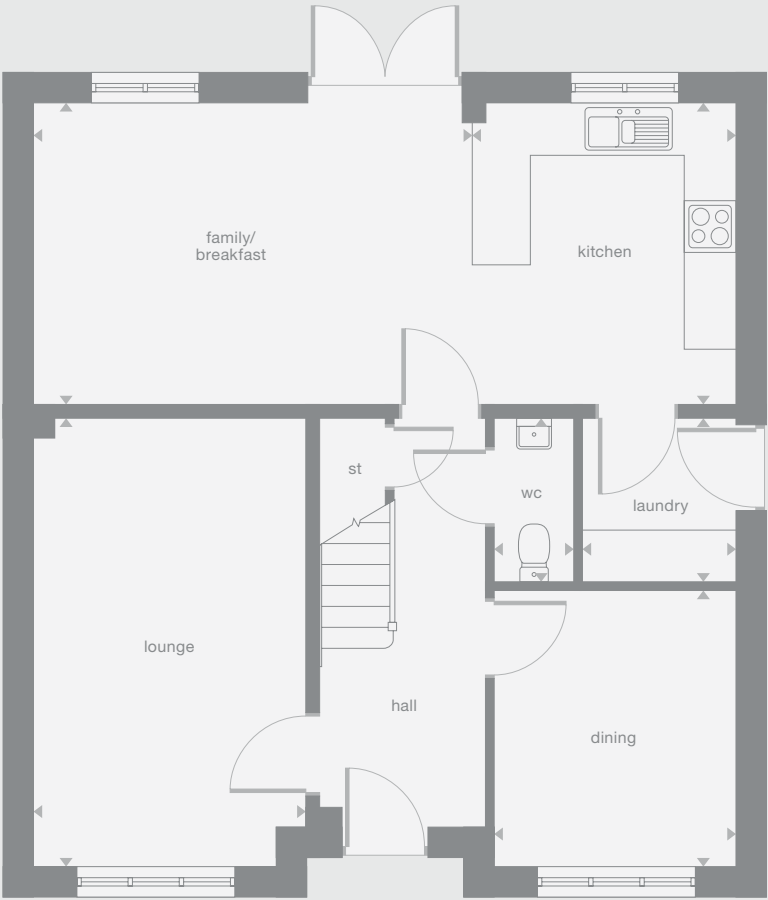
Overview
Perfect for social events, the lounge and dining room complement a broad family kitchen that opens out to the garden. The family bathroom features a separate shower, and the four bedrooms, two of them en-suite and one with a dressing room, ensure that privacy is always available.

Ground Floor	First	Floor Space
Lounge 3.12m x 5.15m 10'3" x 16'11"	Principal Bedroom 2.91m x 3.79m 9'7" x 12'5"	1,500 sq ft
Kitchen 3.02m x 3.47m 9'11" x 11'5"	En-Suite 1 1.55m x 2.02m 5'1" x 6'8"	
Laundry 1.76m x 1.88m 5'9" x 6'2"	Dressing 2.61m x 1.70m 8'7" x 5'7"	
Family/Breakfast 5.03m x 3.47m 16'6" x 11'5"	Bedroom 2 3.16m x 3.47m 10'5" x 11'5"	
Dining 2.77m x 3.18m 9'1" x 10'5"	En-Suite 2 2.13m x 1.60m 7'0" x 5'3"	
WC 0.92m x 1.88m 3'0" x 6'2"		
	Bedroom 3 2.38m x 3.28m 7'10" x 10'9"	
	Bedroom 4 2.61m x 3.09m 8'7" x 10'2"	
	Bathroom 2.86m x 1.70m 9'5" x 5'7"	

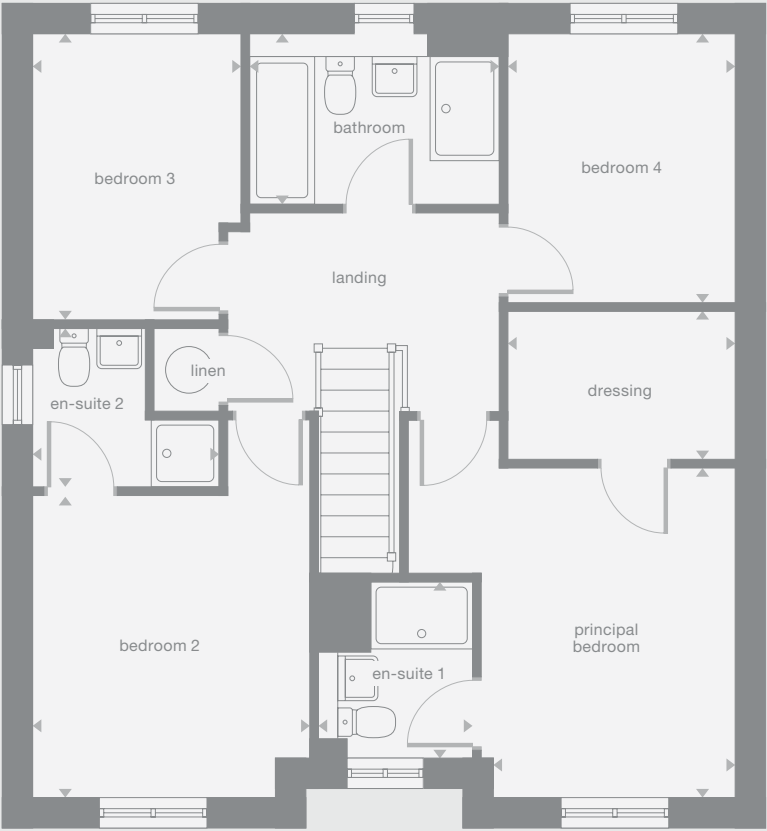
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Kingford

Overview
Accessed from a superb entrance hall, both the study and the lounge feature bay windows and the island kitchen, incorporating bi-fold doors and rooflights, adjoins a dining room with french doors. The five bedrooms include two en-suites, and the family bathroom has a separate shower.

Ground Floor	First	
Lounge 3.83m x 5.84m 12'7" x 19'2"	Principal Bedroom 3.27m x 4.52m 10'9" x 14'10"	Bedroom 3 3.84m x 3.07m 12'7" x 10'1"
Kitchen 6.38m x 6.04m 20'11" x 19'10"	En-Suite 1 2.46m x 1.54m 8'1" x 5'1"	Bedroom 4 3.81m x 2.48m 12'6" x 8'2"
Laundry 2.25m x 1.72m 7'5" x 5'8"	Dressing 2.46m x 2.55m 8'1" x 8'4"	Bedroom 5 3.07m x 2.29m 10'1" x 7'7"
Dining 3.73m x 3.49m 12'3" x 11'6"	Bedroom 2 3.86m x 2.58m 12'8" x 8'6"	Bathroom 2.53m x 2.01m 8'4" x 6'7"
Study/Family 3.34m x 3.46m 11'0" x 11'5"	En-Suite 2 2.53m x 1.43m 8'4" x 4'9"	
WC 0.99m x 1.72m 3'3" x 5'8"		

Floor Space
2,088 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

The Miller Difference

your home
your way...

The Miller Difference

Every home we build is the start of an adventure. For more than 90 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you

For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust

Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can

You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards

From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey

Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way

After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

Fully involved

Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

Make it your own

Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

A place to grow

For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

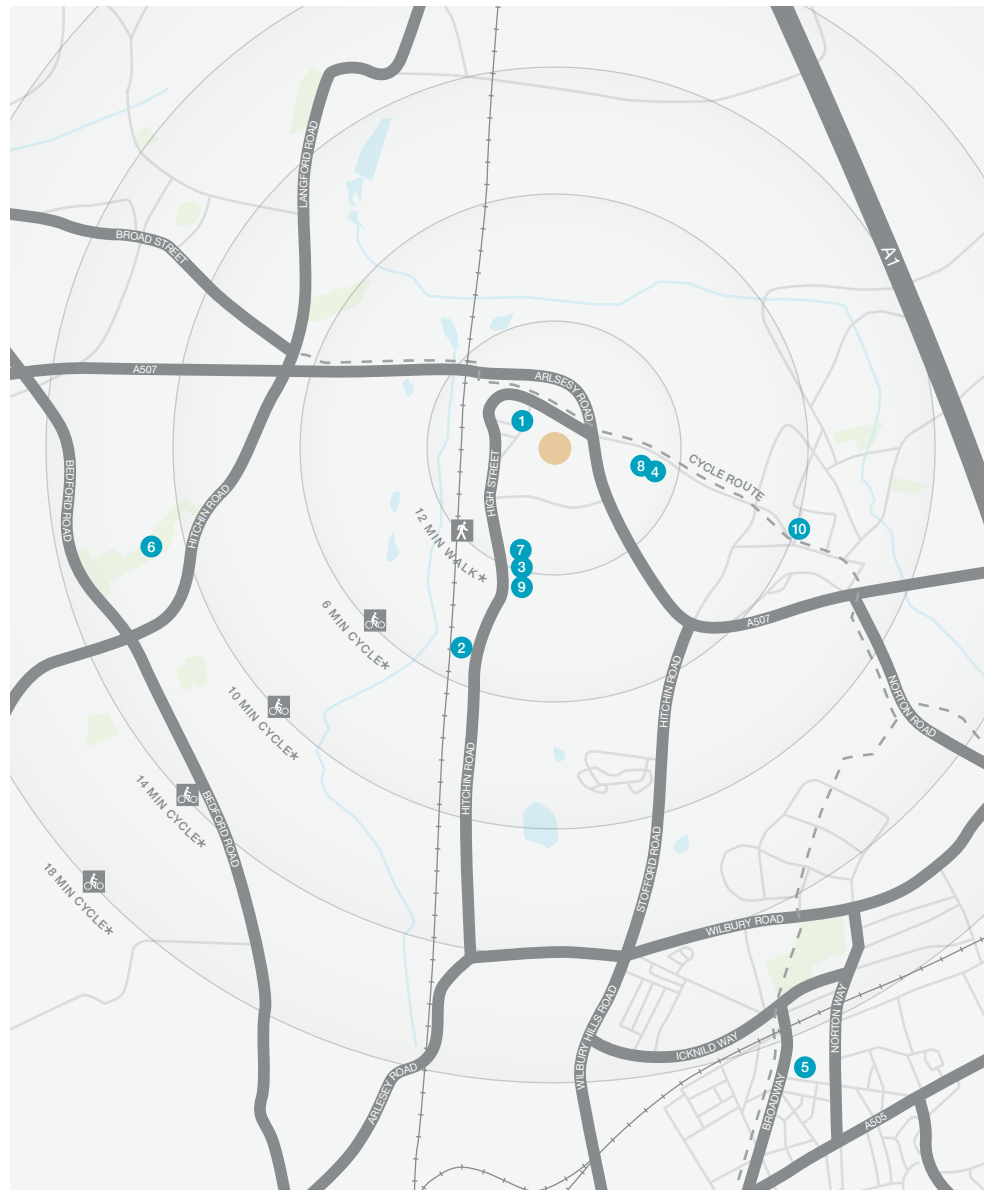


Leisure amenities include a gym, outdoor pitches and sports hall at Pendleton Sports Centre, half a mile away, and fitness classes and pre-school activities are held in Arlesey Village Hall. The Broadway in Letchworth Garden City incorporates a four-screen cinema and a theatre presenting live music, comedy and drama. Letchworth also has a local history museum, an art gallery and the delightful, child-friendly Standalone Farm. The area's excellent local parks, riverside walks and green spaces include Pix Brook Nature Reserve, a few yards from Arlesey Gate, and Henley Lakes, a popular venue for anglers. Henlow Golf Club, three miles away, is the nearest of several courses in the area.

Arlesey Gate is in the catchment areas for Gothic Mede Academy and its associated Acorn Nursery, and for Etonbury Academy. Both are within around 20 minutes' walk of the development, and both are rated 'Good' by Ofsted. The Larksfeld and Arlesey Medical Practice has a branch in Arlesey High Street, in a building which also houses Arlesey Resource Centre and Library, and there is a convenient dental surgery in Stotfold.



When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.



- 1 Arlesey Church End Post Office
78 Stotfold Road
0345 722 3344
- 2 Arlesey Pharmacy
31 High Street
01462 731 200
- 3 Arlesey Resource Centre and Library
High Street
01462 731 469
- 4 Pendleton Sports Centre
Stotfold Road
01462 341 114
- 5 Broadway Cinema and Theatre
Eastcheap
01462 681 088
- 6 Henlow Golf club
Henlow Camp
07793 759 116
- 7 Gothic Mede Academy
High Street
01462 732 002
- 8 Etonbury Academy
Stotfold Road
01462 730 391
- 9 Arlesey Medical Centre
High Street
01462 732 144
- 10 Stotfold Dental Clinic
5 The Avenue
01462 731 938

* Times stated are averages based on approximate distances and would be dependent on the route taken.
Based on:
1.0km = 10 to 14 mins walk
2.0km = 5 to 8 mins cycle
3.0km = 7 to 12 mins cycle
4.0km = 10 to 16 mins cycle
5.0km = 14 to 20 mins cycle



Contact Us

Development
opening times
Thursday – Monday
10:30am – 5:30pm
millerhomes.co.uk
03300 296 225

From the M25
Leave the M25 at junction 23 to join the A1(M) for the north. Follow the A1(M) for 24 miles, then bear left and take the first roundabout exit to join the A507 for Stotfold. Stay on the A507 for two and a half miles, following signs for Shefford. Do not take the first roundabout exit signposted for Arlesey, but at the next take the first exit, for Arlesey and the railway station. After 350 yards, Arlesey Gate is on the left.

From Bedford
Leave Bedford by the A600 following signs for Hitchin. Stay on the A600 for seven and a half miles, then at a roundabout take the second exit to join the A507, still signposted for Hitchin. Follow the A507 for four and a half miles, then at a roundabout take the third exit, for Arlesey Station. After 350 yards, Arlesey Gate is on the left.

Sat Nav
SG15 6XR



Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors. The location of affordable housing is indicative and the tenure of homes may be subject to change.



Registered Developer

the place to be®

Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.



5 stars for customer satisfaction

Development
Opening Times

Please see millerhomes.co.uk for development opening times or call 03300 296 225

Sat Nav: SG15 6XR

millerhomes.co.uk

designed by Blood Creative | bloodcreative.co.uk

millerhomes

the place to be®